

IT IS HEREBY ADJUDGED  
and DECREED this is SO  
ORDERED.

The party obtaining this order is responsible for  
noticing it pursuant to Local Rule 9022-1.

Dated: January 07, 2010



**TIFFANY & BOSCO**  
P.A.

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*Randolph J. Haines*

**RANDOLPH J. HAINES**  
U.S. Bankruptcy Judge

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State Bar No. 014228  
Attorneys for Movant

09-50321/0193592227

**IN THE UNITED STATES BANKRUPTCY COURT**  
**FOR THE DISTRICT OF ARIZONA**

IN RE:

Richard E. Joachim and Carol L. Joachim  
Debtors.

Wells Fargo Bank, N.A.  
Movant,  
vs.

Richard E. Joachim and Carol L. Joachim, Debtors,  
David A. Birdsell, Trustee.

Respondents.

No. 2:09-BK-23867-RJH

Chapter 7

ORDER

(Related to Docket #26)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefor,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated April 11, 2004 and recorded in the office of the  
3 Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Richard E.  
4 Joachim and Carol L. Joachim have an interest in, further described as:

5 LOT 2, PALO VERDE GREENS, ACCORDING TO THE PLAT OF RECORD IN THE  
6 OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK  
533 OF MAPS, PAGE 22.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written  
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
13 to which the Debtor may convert.

14  
15 DATED this \_\_\_\_ day of \_\_\_\_\_, 2010.

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JUDGE OF THE U.S. BANKRUPTCY COURT  
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